

**MINUTES OF THE MEETING
MAY 1, 1997**

PROJECTS REVIEWED

Ballard Senior Center
Magnolia Pool

Convened: 8:00 AM

DISCUSSION

Historic Seattle
Design Review Evaluation
West Lake Union Public Meeting

CITY UPDATE

City Light

Adjourned: 2:00 PM

COMMISSIONERS PRESENT

Barbara Swift, Chair
Moe Batra
Carolyn Darwish
Robert Foley
Gerald Hansmire
Jon Layzer
Rick Sundberg

STAFF PRESENT

Marcia Wagoner
Vanessa Murdock
Michael Read

050197.1 Project: **BALLARD SENIOR CENTER**
 Phase: Design Development
 Presenters: Robert Snyder, Executive Services Department
 Sally Knodell, Gleason & Associates
 Jan Gleason, Gleason & Associates
 Time: 0.5 hour (0.3%)

The Ballard Senior Center is located on the corner of 32nd Avenue NW and NW Market St. The building was originally a grocery store with residential units on the second floor, storefront windows and an overhang across the front still remain. For reasons of privacy, blinds are presently hung in the windows and are always drawn. The current facility needs additional programming space as well as storage space for tables, chairs and crafts. The proposed addition will provide extra space, as well as making the overall space more flexible to the programming needs of the facility. Storage closets will screen the storefront windows on the ground floor, allowing more solar access and visual connection into the facility from the street. A lounge area has been included on the first floor to accommodate those users who wish to socialize outside of the context of an organized activity. The approach to the addition has been to improve the existing condition of the original building, while ensuring the addition is modest and in keeping with the tone and character of the original building. The project team anticipates requesting a variance regarding the required number of parking spaces for the facility. A bus stop is located directly outside of the senior center and the project team has found that the majority of the users do not drive to the facility.

Discussion

Foley: What are the hours of operation of this facility?

Gleason: The Senior Center is used from early in the morning to about 10:00 PM, seven days a week.

Foley: ..and your sense is that the parking need can be accommodated by your proposed number of slots?

Knodell: Yes. We think the twenty spaces we are providing will be adequate.

Gleason: Senior housing does not require the same amount of parking as does general housing. We believe a senior center should not be required to provide as many parking spaces as a community center serving the same number of users.

Darwish: Will there be any upgrade to the lighting?

Knodell: Yes, under the canopy and inside the building we will be screening the fluorescent bulbs.

Hansmire: Will the storefront remain glass?

Knodell: Yes.

Batra: Why does the dumpster have to be so close to the sidewalk? Can't you tuck it behind the building, or off the alley?

Knodell: An existing telephone pole precludes us from moving the dumpster back from the sidewalk, and a rockery bordering on the alley makes that location impractical.

Batra: Is there air conditioning in the building?

Knodell: No.

Swift: I think the manner in which you have woven the improvements from the exterior into the interior of the building is admirable. There is an economy of means in your solutions which I find very appropriate to the building. I appreciate the ways in which you have addressed the privacy concerns as well as those of transparency. The storage at the edge of the multi-purpose room is a marvelous solution. You have sensitively integrated the old and the new - the challenge will be to introduce a sense of identity for the building.

Sundberg: If the storage areas behind the storefront windows act as a screen, you will not need to pull the blinds down. You could then use some color on the storage areas to animate the storefront. Color can humanize a building.

Hansmire: The sidewalk in front of the facility is deep enough to accommodate some planters. They would add some color and could help define the entry. Regarding the material choice, if you can proceed with brick, it is preferable to the metal siding infill

Sundberg: I like the modesty of the addition, I appreciate the seamless quality.

Swift: Does the Senior Center use the sidewalk? I ask because you could take Hansmire's comment one step further and program the space between the curb and the building.

Hansmire: It would be cheaper to cut out the sidewalk and directly plant vegetation, as opposed to constructing and maintaining planter boxes.

Foley: The consideration of providing a lounge area reflects your sensitivity to the programming needs of the users.

ACTION: **The Commission recommends approval of the design and commends the design team for the modesty and care shown in the project. The Commission encourages the use of color on the storage areas as a humanizing element and the inclusion of a planting bed along the storefront.**

050197.2

Project: **MAGNOLIA POOL**

Phase: Design Development

Presenters: Don Bullard, Department of Parks and Recreation

Dave Miller, Miller | Hull Partnership

Steve Tatge, Miller | Hull Partnership

Duncan Eader, Citizens Advisory Board

Time: 1 hour (0.3%)

Since last appearing before the Commission in March, the following changes and design decisions have been made. The pools and associated buildings have been shifted north, resulting in less shade cast on the lawn area and a compressed parking area. The outdoor lobby area between the locker room building and the storage/First Aid/admission window building will be covered to provide weather protection and help distinguish the entry. The outdoor lobby been identified as a potential location for art, either on the gate or on the building. The Department of Parks and Recreation has requested that the fence surrounding the facility be removable for relocation purposes.

Discussion

Batra: What is the anticipated volume of swimmers per day?

Eader: At the peak of the season, we are anticipating 550 users a day, over a 11 to 12 hour window of time.

Batra: What is the distance between the larger pool and the training pool?

Tatge: About twelve feet. We have room to move them further apart if need be. There are two schools of thought regarding the proximity of the pools. One states that for reasons of circulation, the pools should be further apart, the other suggests that keeping the pools closer together reduces the speed of circulation - it slows the kids down. Our pool consultant agrees with the second school of thought.

Hansmire: Last time you were concerned about being able to provide covering at the entry, but now it looks like it is there. I think that is a good choice.

Miller: It is there, in part, due to your support.

Swift: Is the exposed framing in the locker rooms going to be finished or raw?

Tatge: We are still speaking about it. At this point, it is looking like it will be raw and unfinished.

Swift: Regarding the removable fence, you could leave the fence poles up throughout the year and they would become reference markers of the seasonal changes. The fence pieces could then become panels that are inserted between the permanent poles. The way you have used trees in your design develops a spatial volume which in turn ties the pool area back to the existing buildings. The leaf drop issue needs to be taken into consideration in the selection of species, but so does spatial volume and size.

Foley: I appreciate the incorporation of a lawn area into your design. Your earlier concept related more to the gymnasium. How does your current concept work in regards to the gymnasium?

Tatge: Shifting everything to the north helps us get out of the shade, gives us less area that we need to treat and maintains the fire lane.

Miller: We should probably look at some additional screening features along that edge.

Foley: I am not sure - it is nice to have a visual connection to the play area, however it is also nice to have the pool area enclosed.

Darwish: What is the composition of the pool deck?

Tatge: Broom finish concrete. The texture will help prevent slipping. We would also like to include some wood inlay, but that will depend on the budget.

Miller: We will need expansion score lines which we will compose as a pattern on the deck.

Batra: Is there access between the First Aid room and the storage room?

Tatge: We originally had a door between the two but were asked to take it out by the client.

Sundberg: I like the modesty of the project. You have done a wonderful job. I would just recommend making sure that when those panels come down to the ground, they stay in the ground. This facility is going to be heavily used, it will have to be able to take a lot of wear and tear.

Foley: I like the compressed parking area, it makes a lot of sense given the relatively limited amount of time the facility will be in operation.

Tatge: We managed to make the center aisle wider than the minimum width, which will make it easier to maneuver cars in that lot.

ACTION: **The Commission recommends approval of design development drawings as presented, commending the design team on successfully working within considerable constraints.**

050197.3

HISTORIC SEATTLE

Discussion

John Chaney, Historic Seattle

Time: 0.75 hour (N/C)

John Chaney briefed the Commission on the work plan of Historic Seattle and projects currently underway. Historic Seattle is a public Development Authority that was created in 1974. Its mission is to preserve Seattle's historic and architectural legacy. This mission is met through a variety of activities ranging from the outright purchase and rehabilitation of historic properties to the promotion of historic preservation through educational outreach. Historic Seattle has recently become involved in the redevelopment of properties in partnership with non-profit low income housing developers. Projects currently underway include the development of 6 low income housing units for artists in the attic of the Good Shepherd Center in Wallingford, and 9 affordable condo units in three houses on the northwest corner of Yesler and 23rd Ave.

The Commission looks forward to a continued working relationship with Historic Seattle.

050197.4

DESIGN REVIEW EVALUATION

Discussion

Time: 1 hour (N/C)

Commissioners and staff reviewed an Executive Summary of the Design Review evaluation report in draft form.

050197.5

WEST LAKE UNION PUBLIC MEETING

Discussion

Time: 0.5 hour (N/C)

Commissioners and staff discussed the public meeting held on April 30th on the West Lake Union Corridor workshop.

050197.6

COMMISSION BUSINESS

- A. MINUTES OF APRIL 17 1997 Approved as amended.
- B. BERGAN PLACE APARTMENTS GLEASON & ASSOCIATES PROJECT ARCHITECT.
Renovations and Modification to an Existing Building
Bergan Place Apartments is an affordable housing project sponsored by LATCH (Lutheran Alliance to Create Housing) and financed by Seattle DHHS. One unit is being converted to a community use space, and the area immediately adjacent to it, on the outside, is a children's play area. To provide a safe area for very young children to play, this area is being regraded and resurfaced, a piece of play equipment is being installed and a fence installed. All existing landscape elements will be relocated to the play area perimeter, which will shield both the concrete retaining wall and fence from the view along the sidewalk.
- ACTION: The Commission recommends approval of the landscape modifications as submitted in drawings and letter dated April 30th, 1997.**
- C. CONSULTANT SELECTION REQUESTS Sundberg reported that Don King, ARC and Boyle Wagoner were short-listed for the Central Area Senior Center.
- D. TOLT TREATMENT FACILITY Commissioners Foley and Sundberg will meet with Diane Gale and staff on May 15th regarding the Tolt Treatment Facility.
- E. PIPERS CREEK CELEBRATION Scheduled for May 3rd from noon to 3:00 PM in Sandell Park, at 1st Avenue NW and 92nd.
- F. PIKE STREET IMPROVEMENTS PROJECT OPEN HOUSE Scheduled for May 21st from 3 - 6 PM. At the Meeting Place at the Market.
- G. MUNICIPAL CENTER Wagoner reported on the progress of the joint SDC/SPC working group on the Municipal Center.

- H. CITY OF BITS SYMPOSIUM The AIA has applied for a small and simple grant to host a City of Bits symposium.
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050197.7

SEATTLE CITY LIGHT

Discussion

Gary Zarker, Director

Time: 1 hour (N/C)

Director Zarker briefed the Commission on Seattle City Light, indicating that the prospects for the utility in a competitive industry are good. Due in part to the public investment made in hydroelectric dams, 60 -70 years ago, Seattle residents pay significantly less for their energy than the National average. The current and immediate future City Light CIPs will focus on re-investing in the plant and generation facilities. The downtown network will have to be re-worked in the near future, as the current grid is redundant and unreliable.

Commission Chair Swift noted that the City Light facilities have a significant civic character and are admirable additions to the City's building stock.

The Commission looks forward to a continued working relationship with Seattle City Light.